

Gloucester Community Preservation Committee

Minutes from January 20, 2015

City Hall, 3rd Floor Conference Room

Members present: J.J. Bell, Sandy Ronan, Scott Smith, Stacy Randell, Charlie Crowley, David Rhineland, John Feener

Members Absent: Joe Orlando, Bill Dugan

Staff Present: Debbie Laurie, Senior Project Manager, Kenny Costa, City Auditor

The meeting was opened at 6:00 by Sandy Ronan, Co-Chair.

1. The minutes of the December 2, 2014 meeting were approved, with a motion made by Scott Smith and seconded by David Rhineland.
2. Kenny Costa presented the financial status of CPC funds. Kenny indicated that he would use the working number of \$315,000 for available unreserved funds for Round 6, which number takes into account the funds that the CPC have rescinded as well as the need to pay City Hall debt service, administrative costs and Newell Stadium debt elimination. In addition, there is \$11,000 left over in the open space reserve as well as \$238,880 in the housing reserve. The CPC needs to check in with Kenny before their final vote on Round 6, to update the \$315,000 number, based upon actual revenues received in the coming months. Moreover, in the event the CPC decides to recommend an expected off cycle request from Greenbelt for \$50,000 for Annisquam Woods, the CPC has approximately \$45,000 left over from Round 5 which could be used. If so, that amount would reduce the funds available in Round 6. If the GHS Adventure project unspent funds were rescinded soon, the CPC would have close to \$50,000 available for the off cycle request.
3. J.J. Bell related his telephone call from David Santomena of Greenbelt in that Greenbelt still has a \$150,000 shortfall in order to close on Annisquam Woods in April of 2015 and would probably be making an off-cycle application to CPC for \$50,000. An informal poll of those in favor of allowing an off cycle application was

6 in favor with 1 no vote from John Feener. Stacy Randell asked J.J. Bell to call Ed Becker of Greenbelt to inform him of our discussion as well as our financial status re an off cycle application.

4. Andrew DeFranza, Director of Harborlight Partners, then spoke to the CPC regarding ideas for putting the CPA housing funds to good use in Gloucester. Gloucester has a need for a supply of both subsidized rental and first time buyer housing. Bobby Gillis is Chair of Harborlight. It was agreed that Gloucester is a hard place to find sites, for reasons of politics and scale, with issues of wetlands, ledge, site control, density, etc. Seed money was discussed as a possibility, which is required when evaluating a site. Local CPA funds are always helpful in leveraging State funds. It was agreed that Bill Dugan and Stacy Randell would meet with Andrew and B. Gillis to further discuss the possibility of working together using CPA funds.

5. Doug Parsons from the Phyllis A. then asked about the status of the extension for the work being done with CPA funding. He also indicated that he is waiting to hear about the status of State funding. In that regard, J.J. Bell suggested he touch base with Senator Bruce Tarr.

6. Deb Laurie then reviewed the status of project for Rounds 1-4. It was decided by 6 votes and 1 abstention by John Feener that the \$4,307.50 GHS Adventure funds remaining would be rescinded. The CPC is still waiting for the preservation easement restriction to be signed by Magnolia Historical Society, a copy of which will be reviewed by Mark Nestor for the MHS. It was agreed that no funding would be made in the future for any awards with outstanding unsigned preservation restrictions. Kevin Corrigan will be taking Suzanne Eagan's place as City Lawyer until a replacement for Suzanne is found. Burnham's Field may have some leftover funds, which they would like to use for benches. While there was no strong objection, Charlie Crowley indicated that the CPC should receive a formal request.

7. Deb Laurie then reviewed the status of Round 5 awards. All agreements are in place except for the Holy Family Parish, as Deb has failed to get a response. She will continue to try.

8. As the terms of J.J. Bell and Sandy Ronan, both Co-Chairs were up in February, Bill Dugan and Stacy Randell were voted new Co Chairs by a unanimous vote with Charlie making the motion and J.J. seconding the motion.

9. The meeting was then adjourned after a unanimous vote following a motion by John Feener and a second by J.J. Bell, the next meeting being February 17, 2015.

Respectively submitted,

J.J. Bell